

STATE MS. - DESOTO CO.

JUN 19 4 23 PM '98

WARRANTY DEEDBK 335 PG 187
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned JAMES WALKER HARDIN AND WIFE, MARY SCOTT HARDIN, hereinafter referred to as the GRANTORS, and JOHN PHILLIPS, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JAMES WALKER HARDIN AND WIFE, MARY SCOTT HARDIN, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JOHN PHILLIPS, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot No. Two (2) of the MAGNOLIA DRIVE SUBDIVISION, in the town of Hernando, DeSoto County, Mississippi, as shown on plat recorded in Plat Book No. One (1), Page No. Nine (9) of record in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Said lot being situated in Section 18, Township 3, Range 7, Town of Hernando, DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to the restrictive covenant, building restrictions, and easement of record as found with the recorded plat of said subdivision at Plat Book 1, Page 9 in the office of the Chancery Clerk of DeSoto County, Mississippi and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

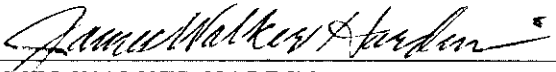
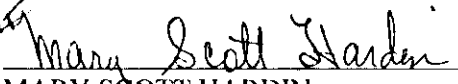
Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and taxes and assessments for the year 1999 shall be the sole responsibility of the GRANTEE, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The GRANTORS warrant that the property being conveyed herein is no part or parcel of their homestead.

By way of explanation, the GRANTORS, were beneficiaries of the late Marion Patterson Brewer whose estate was probated at Cause No. 97-9-1242 in the Chancery Court of DeSoto County, Mississippi.

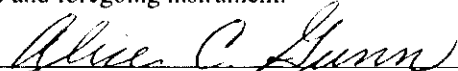
Possession shall be given on or before July 1, 1998.

WITNESS the signature of the GRANTORS on this the 15th day of June, 1998.


 JAMES WALKER HARDIN

 MARY SCOTT HARDIN

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of June, 1997, within my jurisdiction, the within named JAMES WALKER HARDIN AND WIFE, MARY SCOTT HARDIN, who acknowledged that he executed the above and foregoing instrument.


 NOTARY PUBLIC

My Commission Expires:

**MISSISSIPPI STATEWIDE NOTARY PUBLIC
 MY COMMISSION EXPIRES JAN. 18, 2002**

(SEAL)

GRANTORS' ADDRESS:
 1975 Mosby Road
 Hernando, MS 38632
 RES. TEL.: N/A
 BUS. TEL.: N/A

GRANTEES' ADDRESS:
 2470 Highway 51 South
 Hernando, MS 38632
 RES. TEL.: N/A
 BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON, ATTORNEY AT LAW, 5 WEST COMMERCE ST., HERNANDO, MS 38632 601-429-3469